



COMMUNITY MEETING – JANUARY 10, 2018

100 Hood Park Drive

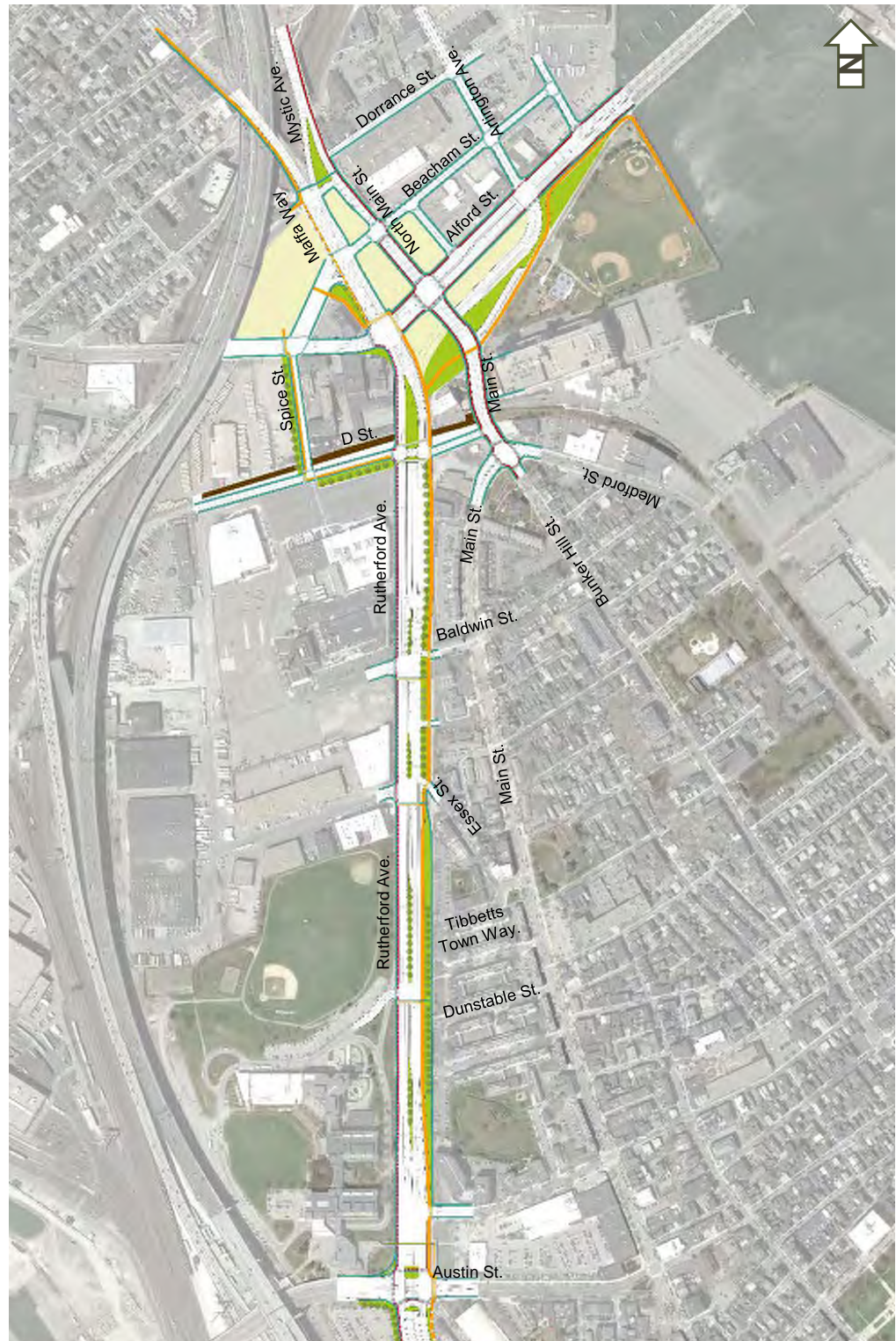
Charlestown, MA

EXISTING CONDITION...

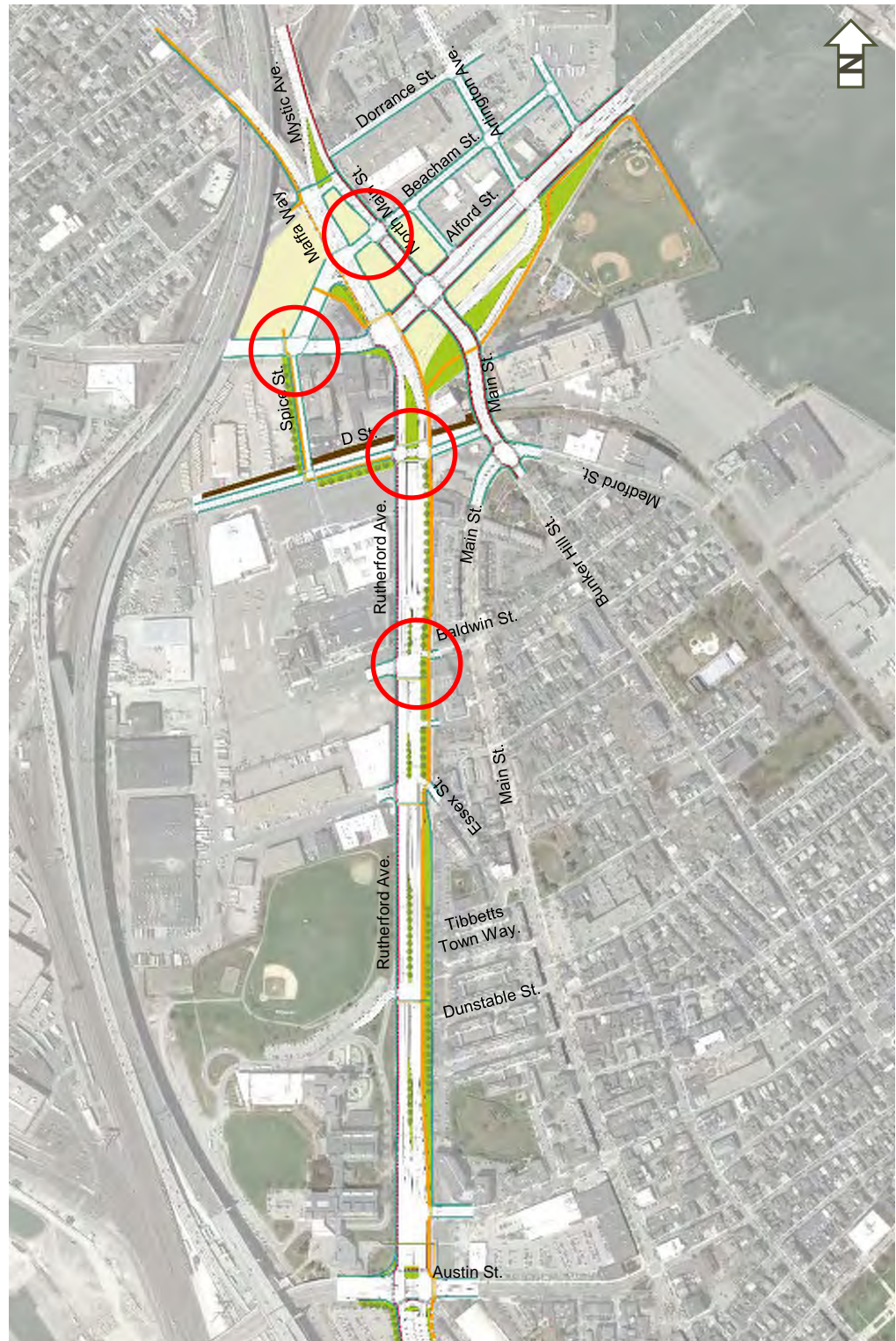


PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS

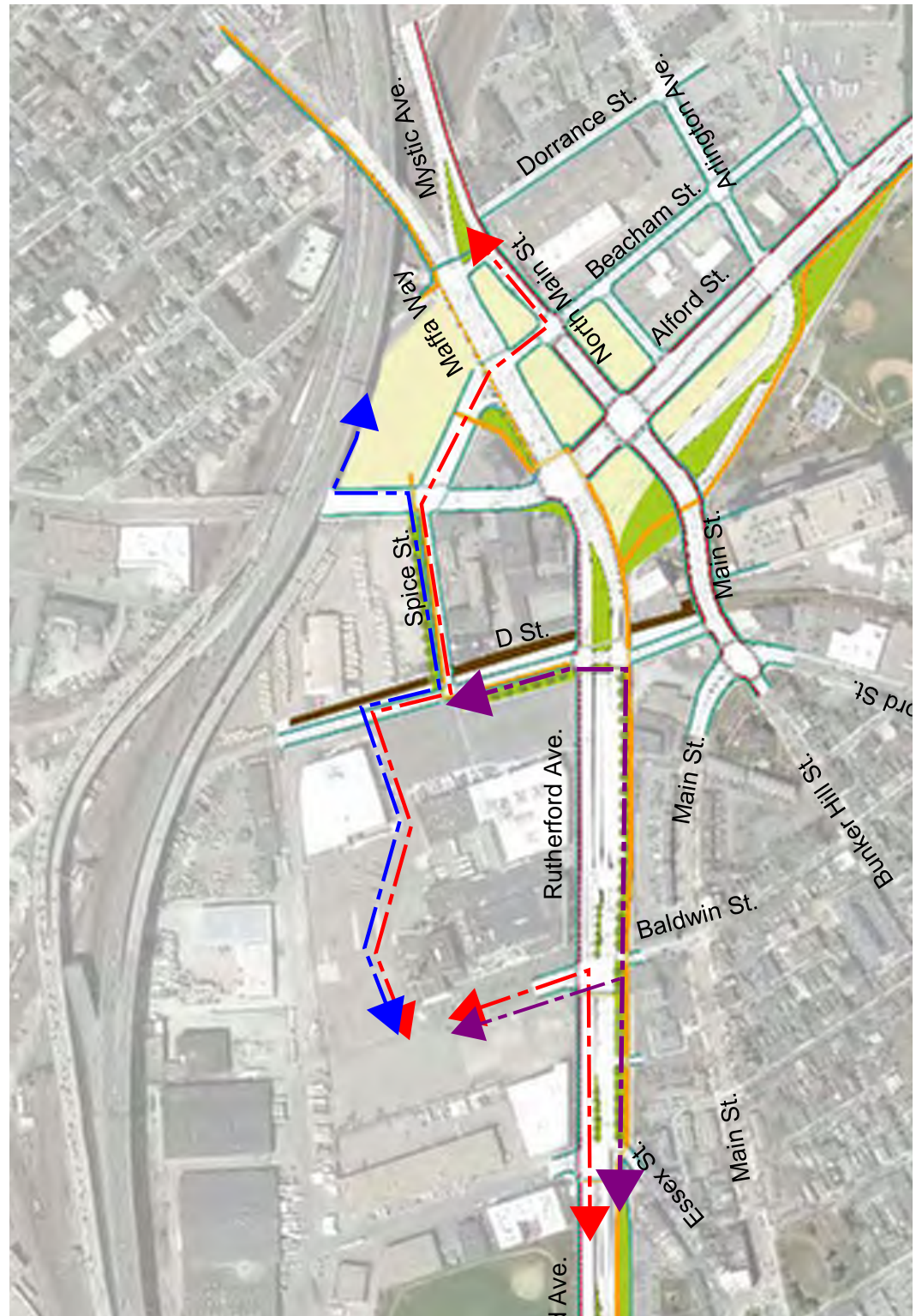
BTD PRESENTATION 11/17



PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS



PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS



APPROVED MASTERPLAN



2016 Approved Master Plan

REVISED MASTERPLAN

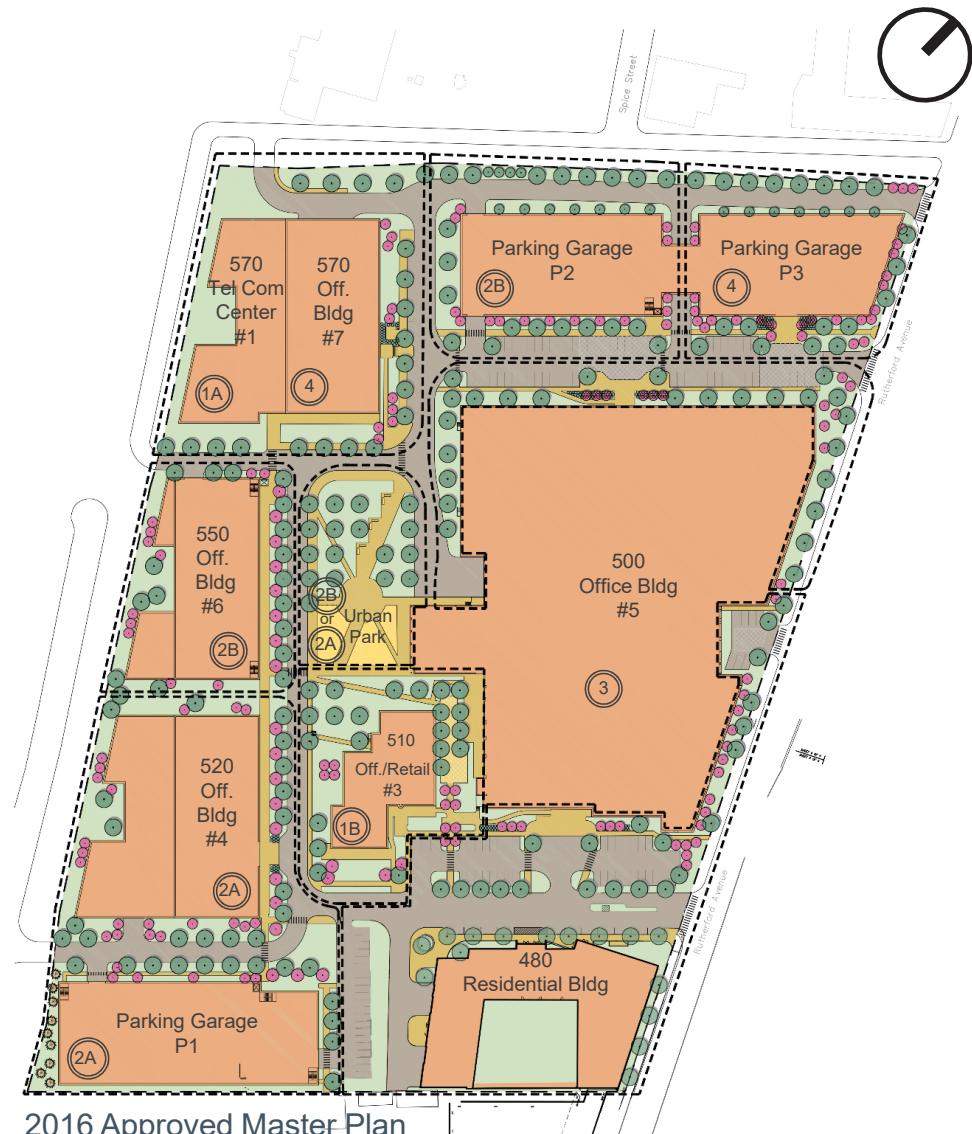


2017 Proposed Master Plan

REVISED MASTERPLAN

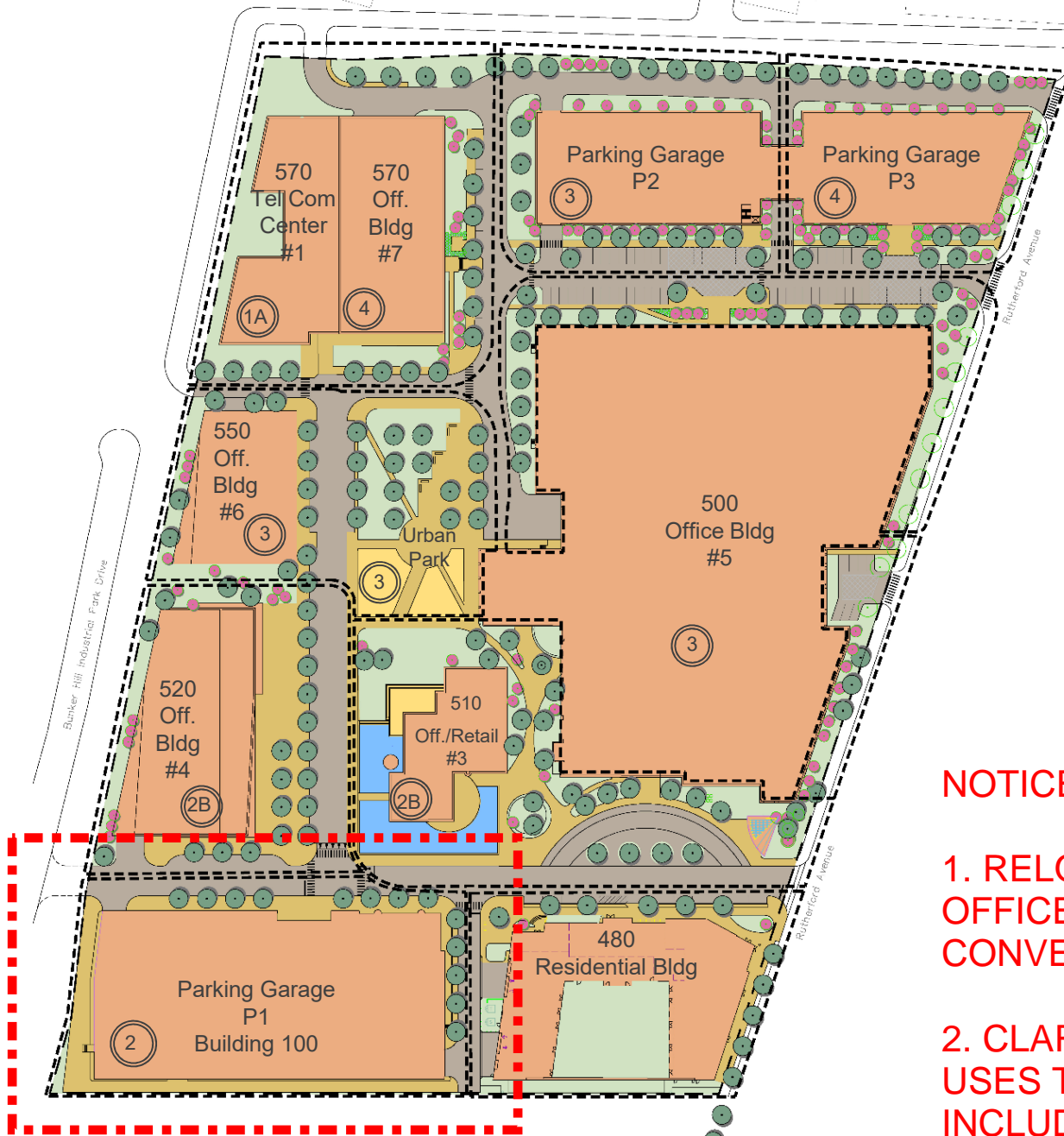


2017 Proposed Master Plan



2016 Approved Master Plan

NOTICE OF PROJECT CHANGE



2017 Proposed Master Plan

NOTICE OF PROJECT CHANGE:

1. RELOCATION OF 75,000 S.F. OF OFFICE SPACE TO 100 HPD AND CONVERSION TO RETAIL SPACE
2. CLARIFICATION AND ADDITION OF USES TO HOOD PARK PDA INCLUDING RETAIL / ENTERTAINMENT USE

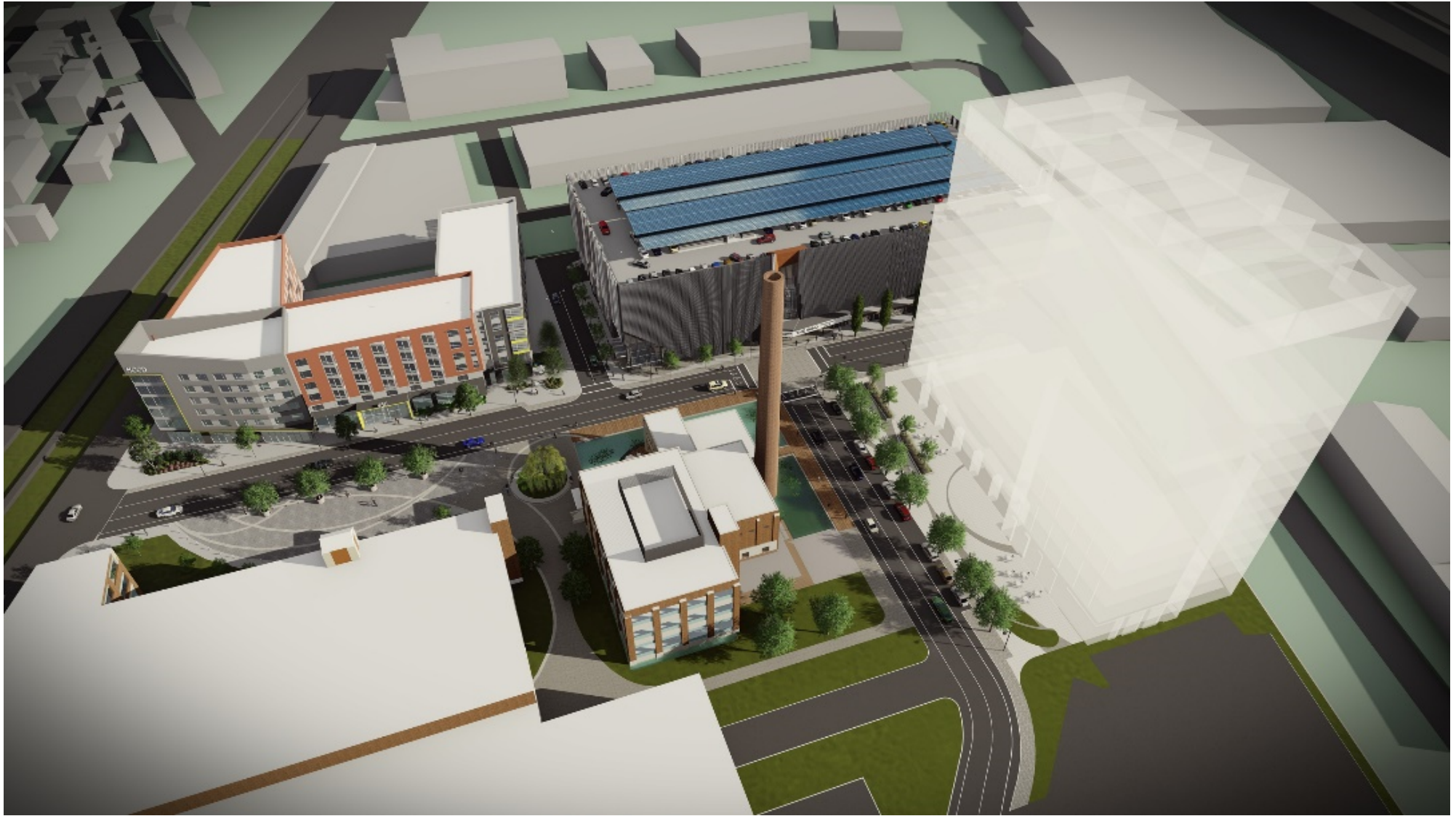
PROPOSED SITE WITH 100 HPD GARAGE



PROPOSED SITE WITH 200 HPD



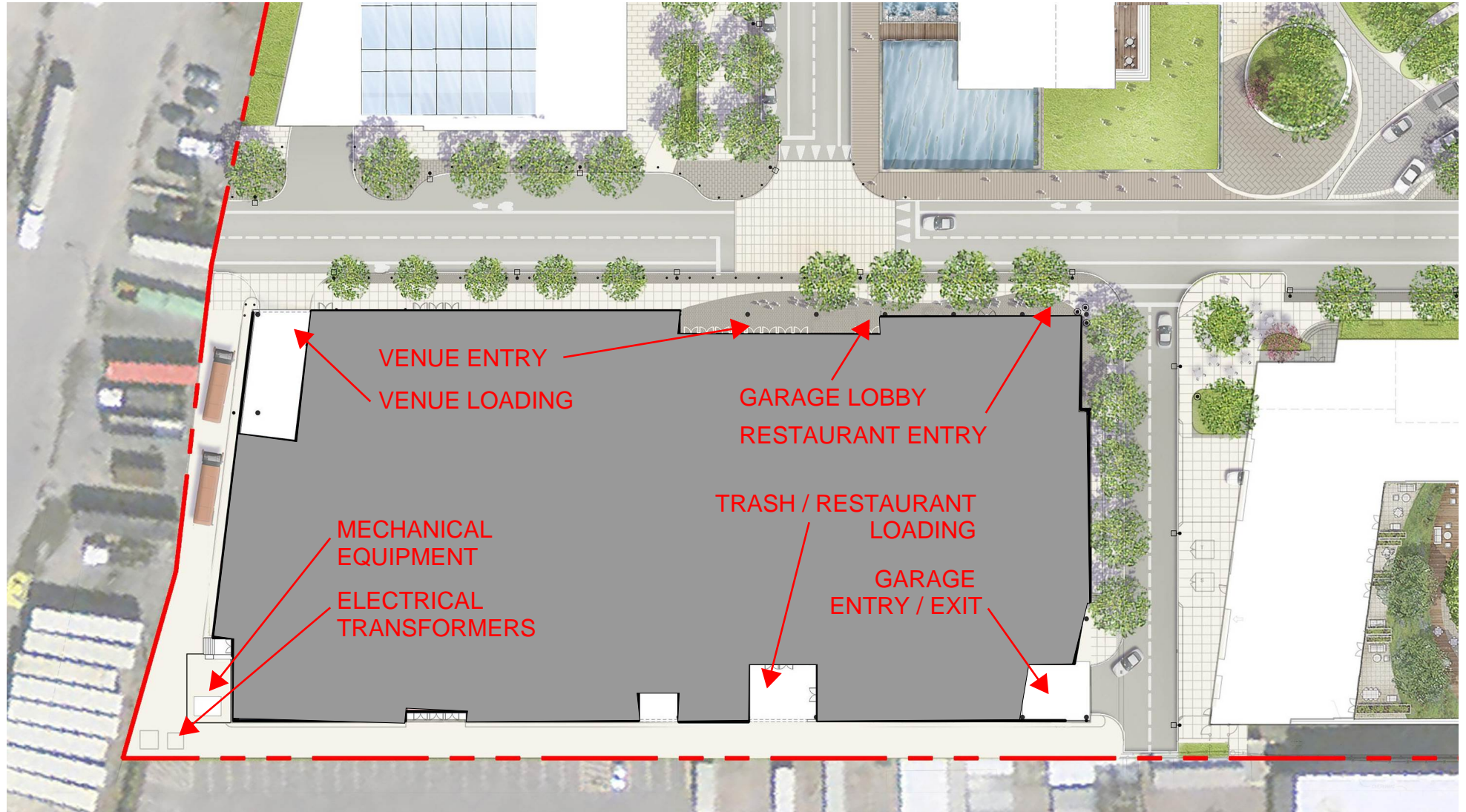
PROPOSED SITE WITH 200 HPD



PROPOSED SITE WITH 100 HPD GARAGE

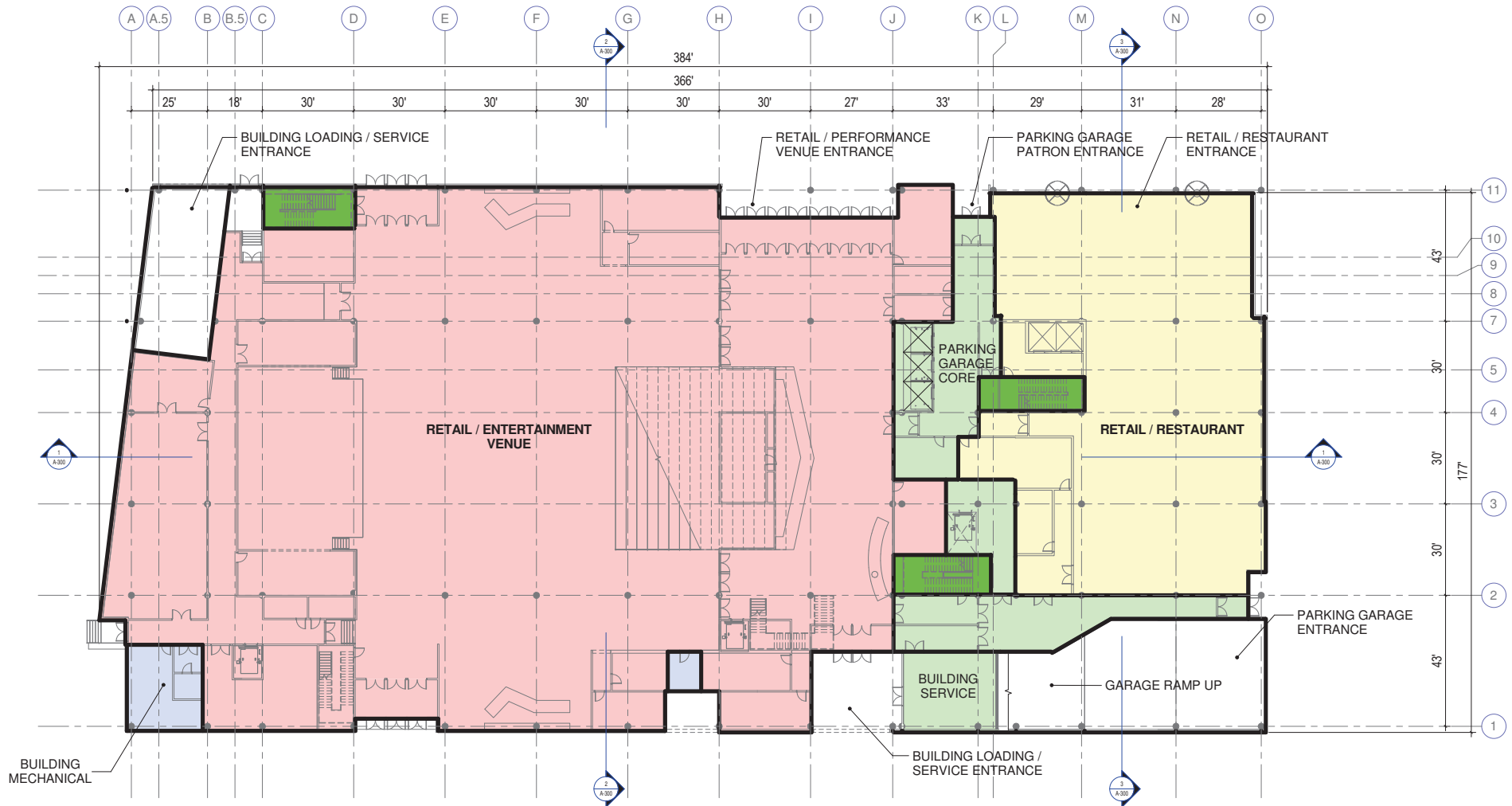


PROPOSED 100 HPD GARAGE



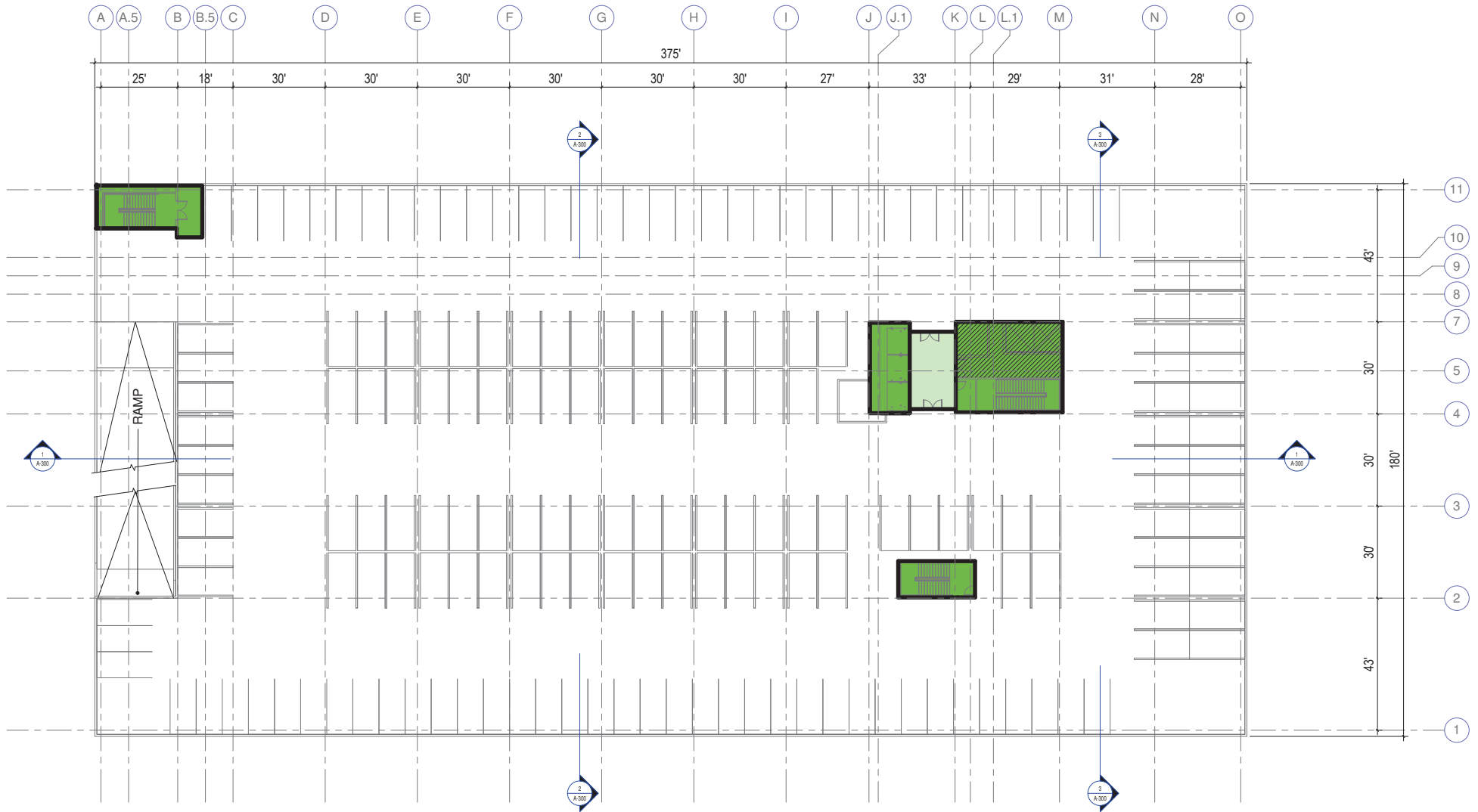
- 725 PARKING SPACES
- 75,000 SF OF ACTIVE RETAIL USES
- CONSTRUCTION START: JULY 2018
- OPENS: JULY 2019

PROPOSED 100 HPD GARAGE



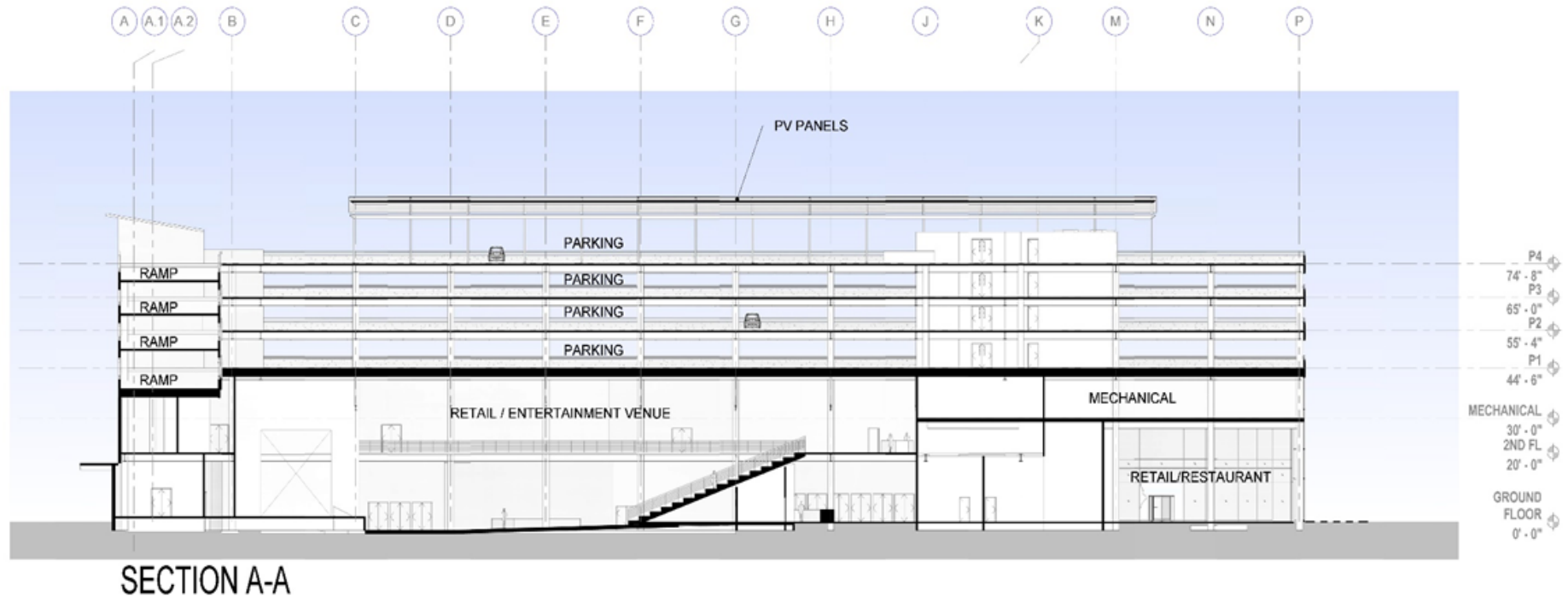
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PROPOSED 100 HPD GARAGE



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PROPOSED 100 HPD GARAGE



100 Hood Park Drive – Retail Corner

PROPOSED 100 HPD GARAGE



PROPOSED 100 HPD GARAGE



PROPOSED 100 HPD GARAGE



PATH TO SULLIVAN STATION



PATH TO SULLIVAN STATION



PROPOSED 100 HPD GARAGE



TRIP INFORMATION

TECHNICAL MEMORANDUM
100 Hood Park Drive Redevelopment
Notice of Project Change



Table 1. Vehicle Trip Generation Comparison

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	244	1,227	+983
	<u>Out</u>	<u>244</u>	<u>1,227</u>	<u>+983</u>
	Total	488	2,454	+1,966
a.m. Peak Hour	In	50	7	-43
	<u>Out</u>	<u>9</u>	<u>2</u>	<u>-7</u>
	Total	59	9	-50
p.m. Peak Hour	In	9	83	+74
	<u>Out</u>	<u>48</u>	<u>29</u>	<u>-19</u>
	Total	57	112	+55

Table 2. Transit Trip Generation Comparison

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	95	1,400	+1,305
	<u>Out</u>	<u>95</u>	<u>1,400</u>	<u>+1,305</u>
	Total	190	2,800	2,610
a.m. Peak Hour	In	20	8	-12
	<u>Out</u>	<u>3</u>	<u>0</u>	<u>-3</u>
	Total	23	8	-15
p.m. Peak Hour	In	4	127	+123
	<u>Out</u>	<u>19</u>	<u>0</u>	<u>-19</u>
	Total	23	127	+104

Table 3. Walk/Bike Trip Generation Comparison

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	41	600	559
	<u>Out</u>	<u>41</u>	<u>600</u>	<u>559</u>
	Total	82	1,200	1,118
a.m. Peak Hour	In	9	18	+9
	<u>Out</u>	<u>1</u>	<u>0</u>	<u>-1</u>
	Total	10	18	+8
p.m. Peak Hour	In	2	55	+53
	<u>Out</u>	<u>8</u>	<u>0</u>	<u>-8</u>
	Total	10	55	+45

ACOUSTIC INFORMATION



Hood Park: Building #100 Acoustic Evaluation

Charlestown, Massachusetts

November 30, 2017

TABLE 4-2: List of Typical Equipment

TAG* NO.	PROJECT QTY	EQUIPEMENT DESCRIPTION	TYPICAL Mfg & Equipment Model Number	Overall Sound Power, dBA	Height, m
3	12	DOAS	York, YC-108X60	88.5	2.8
6a	11	Generator - Standard Enclosure	Caterpillar, C9 (w/ enclosure)	96.2	1.6
7	8	Kitchen Exhaust Fan	Greenheck, CUBE-360XP-30	78.3	1.0
8	8	Kitchen MAU	Greenheck, DGX-120-H32	90.8	1.2
9(indoor)	1	Condenser-less Chiller Unit (indoor)	SMARTD Condenser-less Unit	88.9	2.2
9(outdoor)	1	Air Cooled Condenser (outdoor)	SMARTD Air Cooled Condenser	89.5	2.8

* Tag Numbers are taken from the master report of which some equipment was not part of this report.

TABLE 4-3: List of Equipment Sound Power Levels, dB re picoWatt.

TAG* NO.	Octave Band Center Frequency, Hz									dBA
	31.5	63	125	250	500	1000	2000	4000	8000	
3	88	85	86	91	86	81	79	78	72	88.5
6a	73	84	91	91	90	92	91	85	78	96.2
7	82	79	82	77	74	74	71	64	60	78.3
8	103	100	92	87	87	85	84	81	77	90.8
9(indoor)	82	79	78	81	82	86	82	75	79	88.9
9(outdoor)	85	82	84	83	83	86	82	76	79	89.5

* Tag Numbers are taken from the master report of which some equipment was not part of this report.

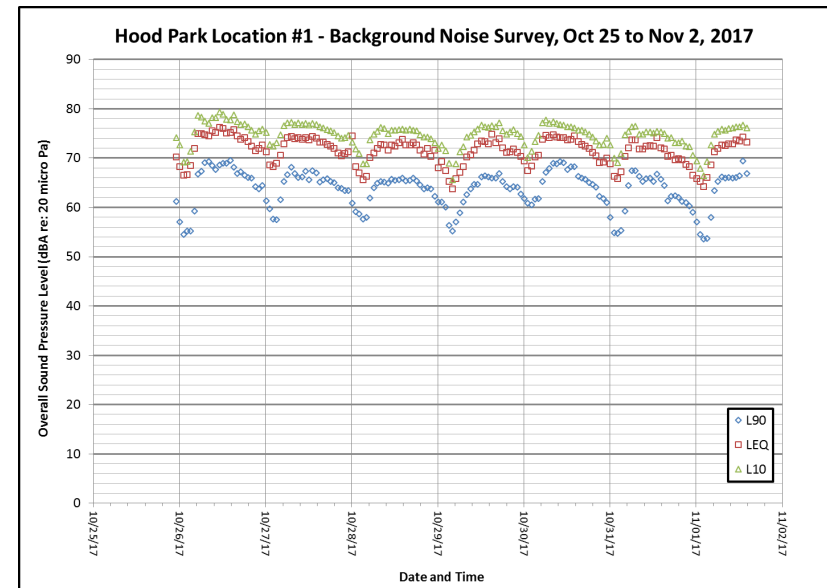
TABLE 5-2: Hood Park Building #100 DAYTIME Noise Prediction Results, dBA

Location #	Zoning	Calculated Project SPL, dBA	Boston/APPC Limit, dBA	MADEP Limit, dBA ³
1	Residential/Industrial	25	65	76
2	Industrial	29	70	68
3	Industrial	28	70	69
4	Industrial	49	70	65
4-Aa	Industrial	60	70	65

TABLE 5-3: Hood Park Building #100 NIGHTTIME Noise Prediction Results, dBA

Location #	Zoning	Calculated Project SPL, dBA	Boston/APPC Limit, dBA	MADEP Limit, dBA ⁴
1	Residential/Industrial	22	55	70
2	Industrial	24	70	66
3	Industrial	25	70	67
4	Industrial	49	70	62
4-A	Industrial	49	70	62

FIGURE 7



Background Survey Data for Location #1.

COMMUNITY BENEFITS

- FIRST NEW PARKING GARAGE IN CHARLESTOWN IN 30+ YEARS
- NOT A COMMUTER GARAGE. GARAGE IS ONLY FOR TENANTS, RESIDENTS AND GUESTS OF HOOD PARK.
- IMMEDIATE CONSTRUCTION ALLOWS HOOD PARK TO MAINTAIN PARKING NUMBERS THROUGH ALL PHASES OF FUTURE CONSTRUCTION
- MEETS PRIOR COMMITMENT TO THE NEIGHBORHOOD THAT THE NEXT PHASE WOULD BE STRUCTURED PARKING BEFORE ANY OTHER CONSTRUCTION
- GARAGE TO BE FREE TO CHARLESTOWN RESIDENTS DURING DECLARED SNOW EMERGENCIES
- FIRST FLOOR TO BE ACTIVE RESTAURANT / PERFORMANCE VENUE USES
- SURROUNDING SIDEWALKS AND PLAZAS TO BE LANDSCAPED WITH ACTIVE OUTDOOR USES FOR COMMUNITY ENGAGEMENT
- ESTIMATED 175 CONSTRUCTION JOBS

QUESTIONS?